

PB# 84-37

Arthur Maharay

35-1-35.3

84-37

- Maharay, Arthur O. & Borghild S.
- Minor Subdivision

opened 9/24/84
 check received 9/27/84
 filed with Town Clerk
 10/4/84 ph.

TOWN OF NEW WINDSOR		General Receipt		5915
555 Union Avenue New Windsor, N. Y. 12550		Aug. 9 1984		
Received of	Arthur O. + Borghild Mahaney		\$ 25.00	
	Twenty Five and 00/100			DOLLARS
For	Subdiv. Fee -		84-37	
DISTRIBUTION:				
FUND	CODE	AMOUNT		
#25.00 Check				
#361				
(Subdiv. Division)				
		By	Pauline G. Townsend Town Clerk	

TOWN OF NEW WINDSOR		General Receipt		6003
555 Union Avenue New Windsor, N. Y. 12550		Sept. 27 1984		
Received of	Arthur Mahaney - Borghild		\$ 75.00	
	Seventy Five 00/100			DOLLARS
For	84-37. 2 Lot Sub-Division			
DISTRIBUTION:				
FUND	CODE	AMOUNT		
84-37.3		75.00		
		By	Pauline G. Townsend Town Clerk	
		Title		

ARTHUR O. MAHARAY
BORGHILD S. MAHARAY
238 WINDSOR HIGHWAY
NEW WINDSOR, NY 12550

2514

Sept 27 1984

50-6937
219 2

PAY TO THE
ORDER OF

Town of New Windsor

\$250⁰⁰

Two hundred and fifty and ⁰⁰/₁₀₀

DOLLARS



Key Bank of Southeastern New York N.A.
VAILS GATE OFFICE
810 V PLAZA, ROUTE 32, VAILS GATE, N.Y. 12584

MEMO

Arthur Mahoney

⑆021906934⑆ 02 13548 51⑈ 2514

Recd 9/27/84
Ruth L. Lacey

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 8/8/84
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid 15.00

APPLICATION FOR SUBDIVISION APPROVAL

Date: 7 August 1984

1. Name of subdivision Arthur O. & Borghild S. Maharay, Minor Subdivision
2. Name of applicant Arthur O. Maharay Phone (914) 561-0353
Address 238 Windsor Highway New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Arthur O. & Borghild Maharay Phone same
Address same
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas, L.S. Phone (914) 562-8667
Address 33 Quassaick Ave. New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the west side of Windsor Highway (Route 32)
(Street)
500 ± north of Erie-Lackawanna Railroad
feet (direction)
7. Total Acreage 43.7 ± Zone R-5 Number of Lots 2
8. Tax map designation: Section 35 Blk 1 Lot(x) 35.3
9. Has this property, or any portion of the property, previously been subdivided No.
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any variance concerning this property No.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Arthur O. Maharay, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Arthur O. Maharay
Mailing Address 238 Windsor Highway
New Windsor, N.Y. 12550

SWORN to before me this

7th day of August, 1984

Ruth J. Eaton
NOTARY PUBLIC

RUTH J. EATON
• Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1986
Reg. No. 4673512

Atty. Krieger: Before you require him to you may have the Highway Superintendent saying they don't have any money in the budget for any sidewalks, we didn't ask for them. We don't want them.

Motion by Mr. Van Leeuwen seconded by Mr. Infante that the Planning Board of the Town of New Windsor approve the site plan of Action Audio located on Route 32, Windsor Highway subject to DOT approval and collect all fees.

Roll call: Mr. Jones: yes
Mr. Infante: yes
Mr. Van Leeuwen: yes
Mr. Spignardo: no
Chairman Reynolds: no

4 votes are needed to pass.

Mr. Hauser: What do you want us to do.

Chairman Reynolds: We can put you on the next agenda.
We will have the Engineer go down and work with you.

Mr. Hauser: I would like to make a point. I object from a safety point putting a sidewalk on what is now shown as the outside of that guide rail.

Chairman Reynolds: Within the next two weeks that will be determined.

Mr. Kennedy: They are walking that intersection now.

Mr. Hauser: Now we are promoting it and condoning it.

Chairman Reynolds: You will be first on the next agenda.

* * * * *

Maharaj 2 lots subdivision
located on West side of Windsor Highway
represented by Elias Grevas, L.S.

35-1-35.3

Mr. Grevas: Good evening. This is the short form Environmental Review form for this to be filed.

There is existing 2 buildings. We are making two separate lots.
This is in a R5 zone.

Chairman Reynolds: Just for a review - This is located on west side of Windsor Highway. There are 43.7 acres. Zone R5. Number of lots-
2. Tax map designation 35-1-35.3.

Mr. Grevas: I have final map here tonight. The metes and bounds are on this. We haven't changed except metes and bounds. Lot 1 - 10.87.
That is the only change.

Mr. Maharaj is retaining lot 2. Lot 2 wraps around.

Chairman Reynolds: This is the one lot there - lot 2.

Mr. Reynolds: Mr. Maharaj is selling lot 1. He is retaining lot 2.

Mr. Jones: Is there a moratorium on private roads.

Mr. Van Leeuwen: The Town Board has given permission.

Chairman Reynolds: read a resolution dated June 20th 1984.
(attached to the minutes)

This falls within that category.

I have a question on that private road, how will it be maintained?

Mr. Grevas: It is not a private road. It is a driveway over which lot 1 will have an easement. It will be maintained by lot 2 on which it lies.

Chairman Reynolds: There is no note to that effect on here.

Mr. Grevas: No there is not.

Chairman Reynolds: Shouldn't that have been done.

Atty. Krieger: That is a note that has to be added.

Motion by Henry Van Leeuwen seconded by Ernest Spignardo that the Planning Board of the Town of New Windsor approve the two (2) lot subdivision of Arthur and Borghild Maharaj located on the west side of Windsor Highway and in addition to finding no significant Environmental Impact and subject to road maintenance note added to subdivision application and waive Public Hearing, and collect all fees.

Chairman Reynolds: discussion -

Mr. Jones: He has land over there (pointing) - What is he going to do with that.

Mr. Grevas: I don't know. Art doesn't have any plans now. We did come in on that at one time.

Mr. Maharaj: Maybe I can answer that. At the present time unless something unexpected happens I plan to live there myself. Live and die there with the land in its present condition.

Chairman Reynolds asked the secretary to read the motion again.

Motion by Henry Van Leeuwen seconded by Ernest Spignardo that the Planning Board of the Town of New Windsor approve the two (2) lot subdivision of Arthur and Borghild Maharaj located on the west side of Windsor Highway and in addition finding no significant Environmental Impact and subject to road maintenance note to be added by Mr. Grevas to subdivision application, waive Public Hearing and collect all fees.

Roll Call: Jones: no
Infante: no
Van Leeuwen: yes
Spignardo: yes
Reynolds: yes

Mr. Grevas: Thank you.

Chairman Reynolds: That was the second one that was turned down tonight.

Mr. Grevas: Excuse me, did that motion get turned down?

Chairman Reynolds: We need four votes. That motion failed to pass because of the number of votes.

Atty. Maharaj: Will someone please explain.
What is the problem? Is there a problem?

Mr. Spignardo: You will have to ask the people who objected to it.

Mr. Infante: I am objecting to it because of the subject too's. I object also because it is in a sewer district. Plus it is a subdivision that can be resubdivided later. He can come in and say he wants on lot 1 and another on lot #2. On a road that is 40 ft. to 17 ft.

Mr. Jones: Didn't we vote on this. We had a discussion. Why are we discussing it all over again.

Mr. Van Leeuwen: At the last meeting we couldn't fit him on, we told him to come back to this meeting. I really don't think it is quite fair.

Mr. Infante: Come back when there is a full Board.

Chairman Reynolds: I think I would admonish the Board that when we vote we should vote on what is before us and other things all put aside. Voting on the information that is presented. That goes for everybody concerned. With those few words I don't think there is anything we can do at this moment Mr. Maharaj. That is the way the thing went.

Atty. Maharaj: I would like to call your attention to one thing. Perhaps you can check with Mr. Krieger. That the Planning Board lacks the authority to dictate as to who will be in a sewer district.

Atty. Krieger: Any change in map at this point such as adding note we suggested would legally entitle the applicant to again apply to have it voted upon. By using this he is entitled to return and not start from square one.

Nolan/Jones Lot line change
East side of Bull Road
represented by Elias Grevas, L.S.

Mr. Grevas: Mr. Nolan is selling to Mr. Jones.

Mr. Kennedy: I have the complete subdivision if you would like to see.

Atty. Krieger: Overall description from Mr. Jones.
One parcel - 2 parcel description. This also requires Mr. Jones to have a new deed. That should be submitted to me.

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924
Tel. (914) 294-5151

*Planning Bd
received 11/13/84
ph.*

MARION S. MURPHY
County Clerk

ALBERT P. PACIONE, SR.
Deputy County Clerk

Date: November 8, 1984

CHAIRMAN OF PLANNING BOARD

[] City
[X] Town of New Windsor
[] Village

Dear Mr. Henry J. Reynolds :

In compliance with the Town Planning Law, this is to notify you
that the Plan of Subdivision for Arthur O. & Borghild Maharay
[] City
of [X] Town of New Windsor dated 07/11/84
[] Village
and approved by Henry Scheible on 09/26/84
and filed in our office on 10/03/84 as Map number 6743.

With Kindest regards, I am

MARION S. MURPHY
County Clerk

By: John L. Clement
Acting Deputy County Clerk

RE: RESOLUTION AUTHORIZING MORATORIUM ON PRIVATE ROADS
IN SUBDIVISIONS

MOTION BY COUNCIL M. Rossini

SECONDED BY COUNCIL Rossini

That the Town Board of the Town of New Windsor adopt the following Resolution:

WHEREAS, by Resolution dated June 20, 1984, the Town of New Windsor imposed a moratorium on all subdivision applications that contain a private road for servicing some or all of the lots within a subdivision; and

WHEREAS, certain minor subdivisions containing private roads that are currently before the Planning Board or may be presented to the Planning Board, will not adversely affect the Town of New Windsor.

IT IS HEREBY RESOLVED:

That the moratorium enacted by the Town Board of the Town of New Windsor on the 20th day of June, 1984 shall apply only to those subdivisions that have ~~more than four~~ (4) lots located therein that will be serviced by a private road. And it is further,

RESOLVED, that the Planning Board may proceed with any action with reference to any proposed subdivisions now before the Planning Board or that may be presented to the Planning Board that contain a private road servicing no more than four (4) lots within the subdivision.

ROLL CALL: 11/11/84

MOTION CARRIED: 5-0

more than four (4)



1763

TOWN OF NEW WINDSOR

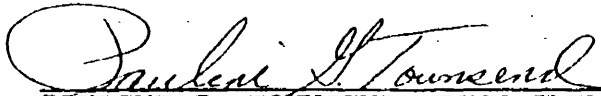
555 UNION AVENUE
NEW WINDSOR, NEW YORK

CLERK'S CERTIFICATE

I, PAULINE G. TOWNSEND, Town Clerk of the Town of New Windsor, in the County of Orange, State of New York HEREBY CERTIFY that the below extract of the minutes has been compared by me with the minutes of the Town Board of the Town of New Windsor, in the County of Orange, State of New York, held on the 29th day of August, 1984, and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town, this
13th day of September, 1984.

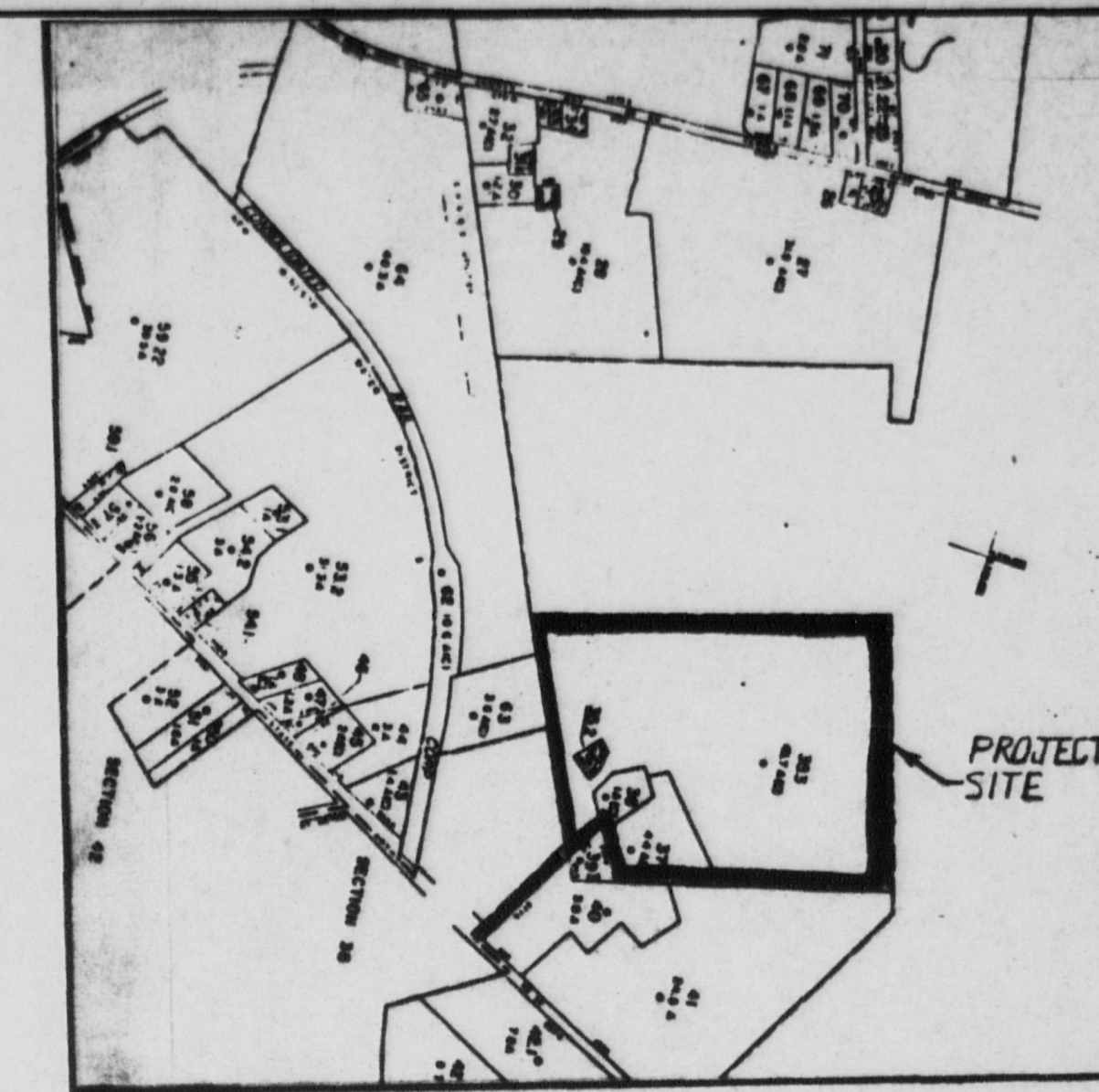
TOWN SEAL


PAULINE G. TOWNSEND, TOWN CLERK
Town of New Windsor

Motion by Councilman Marsden, seconded by Councilman Rossini that the Town Board of the Town of New Windsor declare a MORATORIUM on DEVELOPMENT in the areas presently zoned R4A until such time as the zoning proposals are resolved. Further that the New Windsor Planning Board be appraised of said action whereby no applications shall be received.

Roll Call: Councilman Marsden, Aye; Councilman Rossini, Aye; Councilman Heft, Aye; Councilwoman Donachie, Aye; Supervisor Petro, Nay, because in two weeks you are going to have people knocking on our doors the same way that we did with the road when we changed, when we put the moratorium on the roads. We had people knocking on our door, we will be meeting Friday nights now to accommodate the citizens in that area that want to do something.

Motion Carried: 4-1



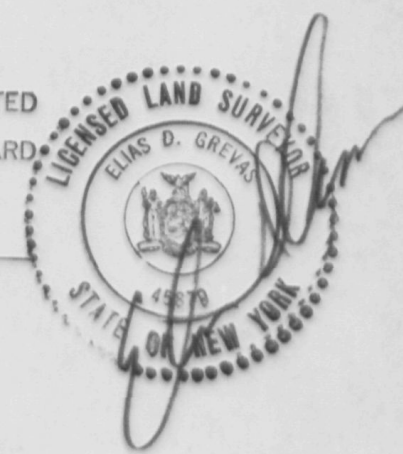
LOCATION MAP

N/F ST. JOSEPHS SOCIETY

- NOTES
1. Being a proposed subdivision of a parcel shown on the Town of New Windsor Tax Maps as Section 35, Block 1, Lot 35.3.
 2. Boundary data shown is from deeds of record and a partial field survey by this firm, completed on 10 August 1984. The boundaries of Lot 1 are in accordance with the survey. Topographic data is from a map entitled "Arthur O. & Borghild Maharay", dated 22 September 1981 and prepared by Praetorius and Conrad, P.C.
 3. Property Zone: R-5
 4. Total Parcel Area: 43.7± Acres
 5. Total Number of Lots: 2
 6. Owners/Subdividers: Arthur O. & Borghild S. Maharay, Windsor Highway, Route 32 New Windsor, N.Y. 12550

Final Subdivision APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 9-26-84
BY *Henry F. Scheible*

HENRY F. SCHEIBLE
SECRETARY



			ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550			SUBDIVISION FOR: ARTHUR O. & BORGHILD S. MAHARAY		
TOWN OF NEW WINDSOR			ORANGE COUNTY			NEW YORK		
Revision	Date	Description	Drawn	Checked	Scale	SUBDIVISION LAYOUT, (MINOR)		
1	08/10/84	REVISED LOT DIV LINE - AREAS	RJR		1"=100'	Sheet 1 of 1		
2	11/26/84	REVISED LOT NO. 1 TO FINAL			Date 11 July 1984			
			Job No 84-171					

UNAUTHORIZED ADDITION OR ALTERATION TO THIS PLAN IS A VIOLATION OF SECT. 7209(2) OF THE N.Y.S. EDUCATION LAW.